

The background features a light green floral pattern on a cream-colored background. The pattern consists of various types of flowers and leaves, including what appears to be a geranium, scattered across the page. The text is centered in the middle of the page.

# GOODWOOD

— G R A N D —

FLOOR PLANS



## SIMPLY SURREAL

Savour the quiet that echoes throughout the lush landscapes and pristine surroundings. Unwind in privacy within the desirable Tower residences or magnificent Strata Bungalows. Or simply revel in the bright lights of the big city.

At **GOODWOOD GRAND**, you'll discover a verdant yet vibrant enclave in the heart of town; the city's garden residence that's yours to own.



## NATURALLY STUNNING

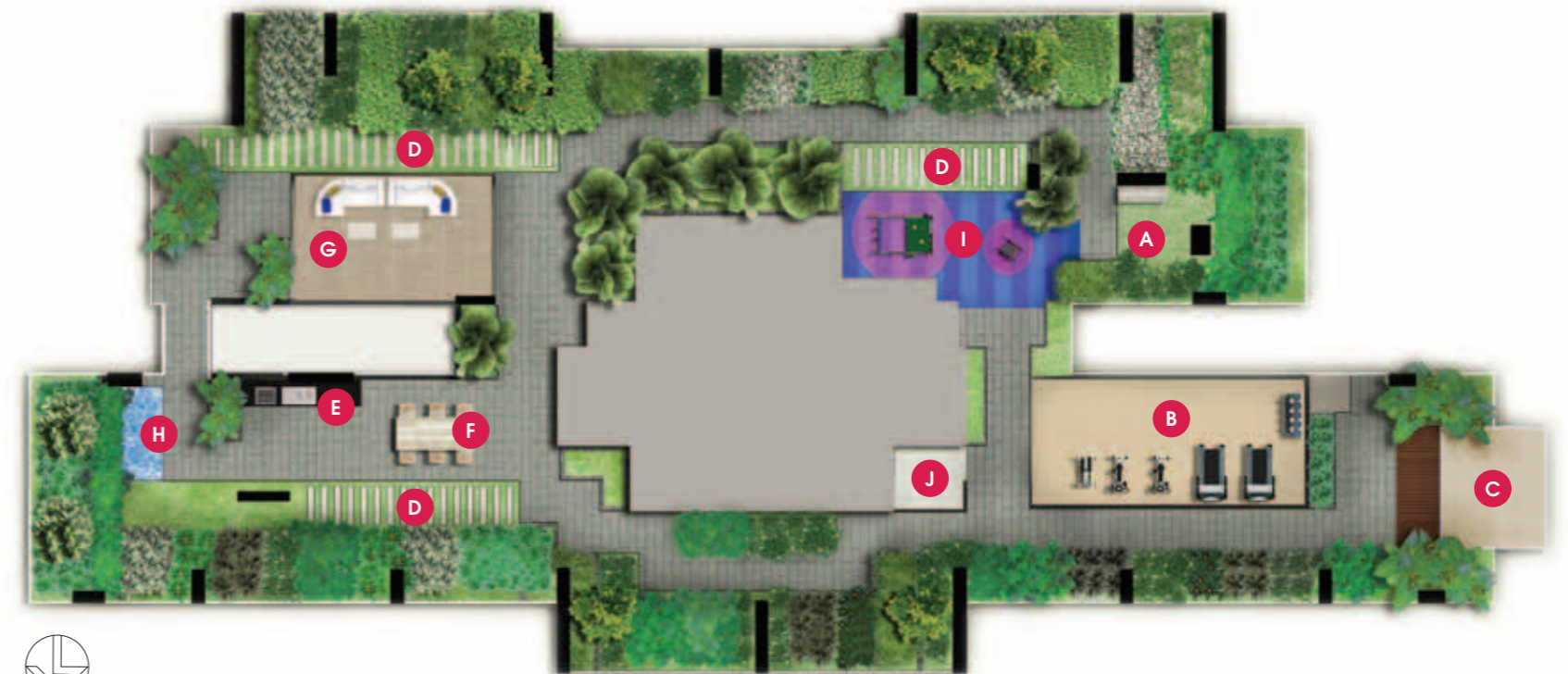
Towering over the surrounding foliage, the Tower features a seamless integration of clean lines and vertical elements, extending from ground to sky. Together with a beautiful lush sky terrace, the Tower showcases architecture inspired by nature and its green habitat. The eight Strata Bungalows lend an extra touch of prestige and splendour to **GOODWOOD GRAND**.

AT LAST, THE MOST  
SPECTACULAR ORCHARD  
BLOOMS IN YOUR BACKYARD



SITE PLAN

- |                      |                  |                           |                        |
|----------------------|------------------|---------------------------|------------------------|
| A. Main Entrance     | D. Green Trellis | G. Children's Splash Pool | J. Tranquil Garden     |
| B. Arrival Courtyard | E. Grand Walkway | H. Sun Deck               | K. Reflective Pond     |
| C. Guardhouse        | F. Play Lawn     | I. Infinity Lap Pool      | L. Verdant Garden Walk |



SKY TERRACE PLAN (10TH STOREY)

- |                        |                     |                         |                    |
|------------------------|---------------------|-------------------------|--------------------|
| A. Meditation Corner   | D. Stepping Lawn    | G. Grand Clubhouse      | J. Handicap Toilet |
| B. Indoor Gymnasium    | E. BBQ Patio        | H. Waterscape           |                    |
| C. Observation Veranda | F. AI Fresco Dining | I. Children's Play Zone |                    |

# UNIT DISTRIBUTION

# 2-BEDROOM+STUDY

Tower Block  
16 Balmoral Road

Level	Unit	1	2	3	4	5	6	7
Roof		3PH(R) #12-01		3PH(R) #12-02		4PH(R) #12-03		
12		3PH #11-01		3PH #11-02		4PH #11-03		
11		Sky Terrace						
9		C1	BS1	BS1	C1	C2	BS2	C2
8		C1	BS1	BS1	C1	C2	BS2	C2
7		C1	BS1	BS1	C1	C2	BS2	C2
6		C1	BS1	BS1	C1	C2	BS2	C2
5		C1	BS1	BS1	C1	C2	BS2	C2
4		C1	BS1	BS1	C1	C2	BS2	C2
3		C1	BS1	BS1	C1	C2	BS2	C2
2		C1			C1	C2	BS2	C2
1		C1(P)			C1(P)	C2(P)	BS2(P)	C2(P)

Strata Bungalows  
18, 20, 22, 24, 26, 28, 30 & 32 Balmoral Road

House No.	Type
18	D2
20	D1
22	D1
24	D3
26	D4
28	D1
30	D1
32	D5

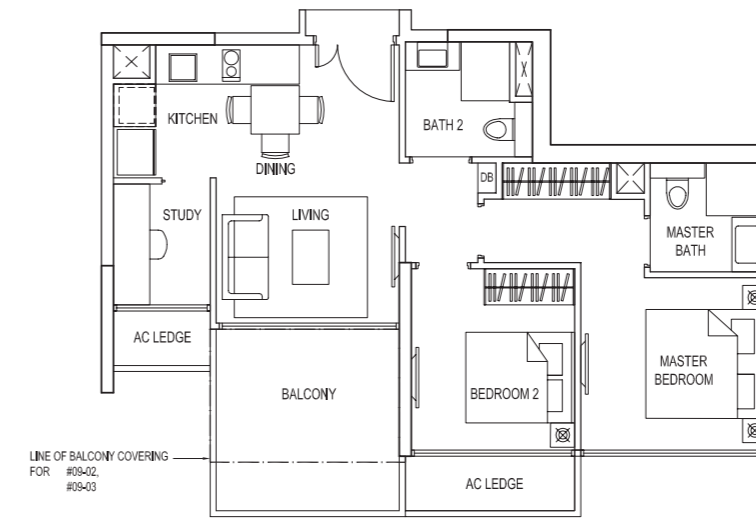
- BS1 2-bedroom + Study
  - BS2 2-bedroom + Study
  - C1 3-bedroom
  - C2 3-bedroom + Utility
  - 3PH 3-bedroom Penthouse
  - 4PH 4-bedroom Penthouse
  - D Strata Bungalows
- (P) - PES | (R) - Roof

## TYPE:BS1

Area: 72 sqm / 775 sqft

Unit:  
#03-03, #04-03, #05-03, #06-03,  
#07-03, #08-03, #09-03

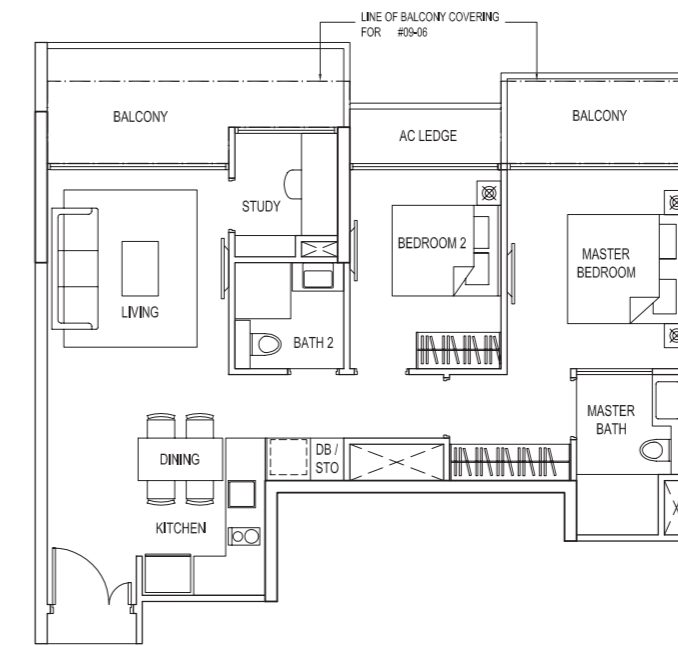
Mirror Image Unit:  
#03-02, #04-02, #05-02, #06-02,  
#07-02, #08-02, #09-02



## TYPE:BS2

Area: 83 sqm / 893 sqft

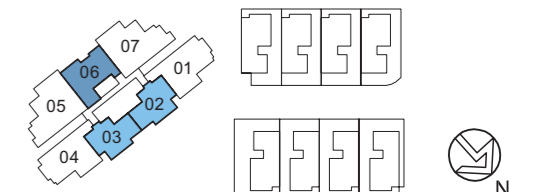
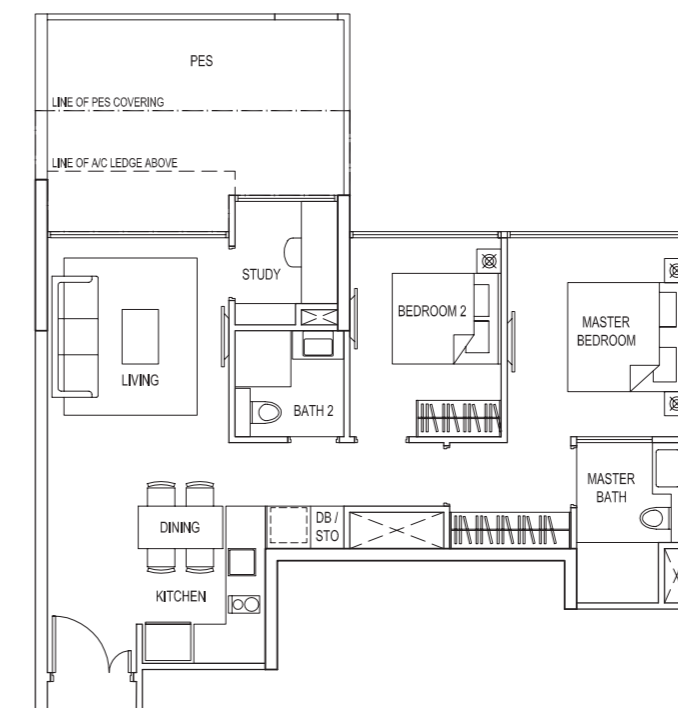
Unit:  
#02-06, #03-06, #04-06, #05-06,  
#06-06, #07-06, #08-06, #09-06



## TYPE:BS2(P)

Area: 83 sqm / 893 sqft

Unit: #01-06



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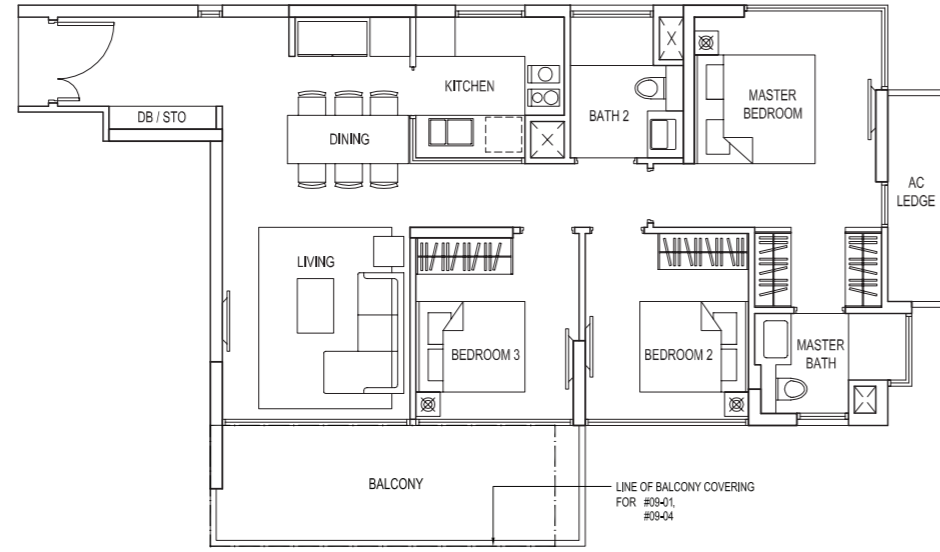
# 3-BEDROOM

## TYPE:C1

Area: 97 sqm / 1044 sqft

Unit:  
#02-01, #03-01, #04-01, #05-01,  
#06-01, #07-01, #08-01, #09-01

Mirror Image Unit:  
#02-04, #03-04, #04-04, #05-04,  
#06-04, #07-04, #08-04, #09-04

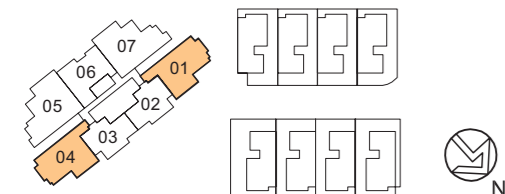
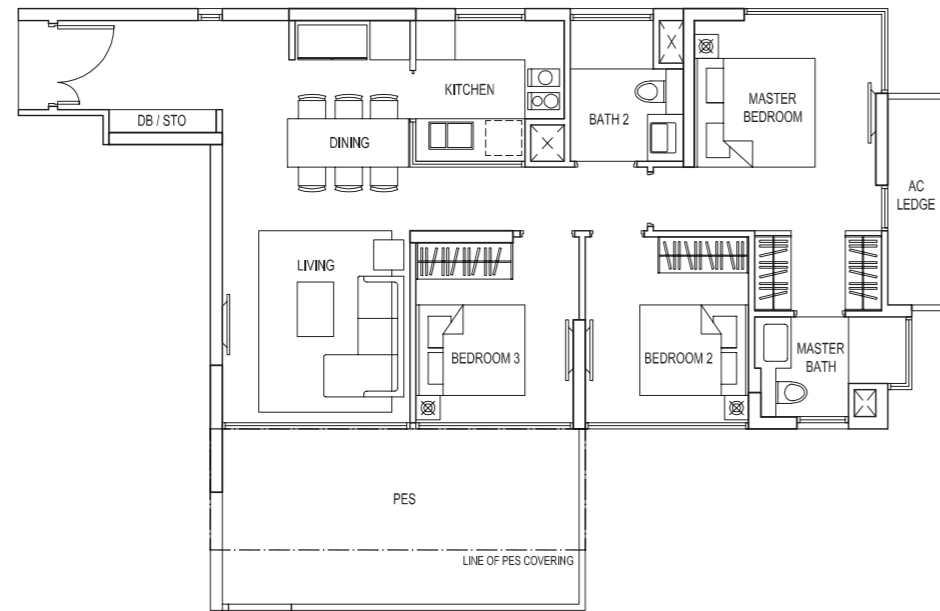


## TYPE:C1(P)

Area: 103 sqm / 1109 sqft

Unit: #01-01

Mirror Image: #01-04



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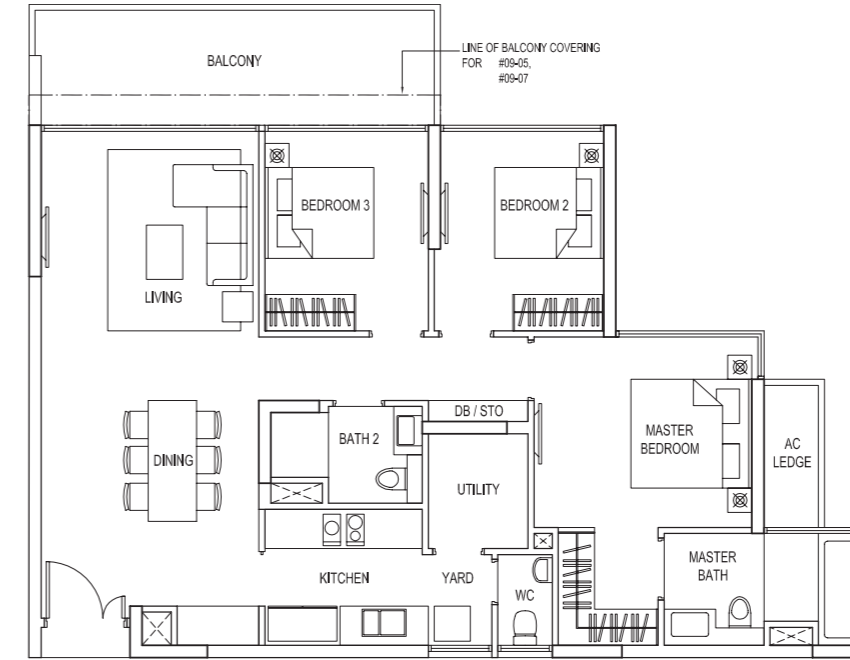
# 3-BEDROOM+UTILITY

## TYPE:C2

Area: 114 sqm / 1227 sqft

Unit:  
#02-07, #03-07, #04-07, #05-07,  
#06-07, #07-07, #08-07, #09-07

Mirror Image Unit:  
#02-05, #03-05, #04-05, #05-05,  
#06-05, #07-05, #08-05, #09-05

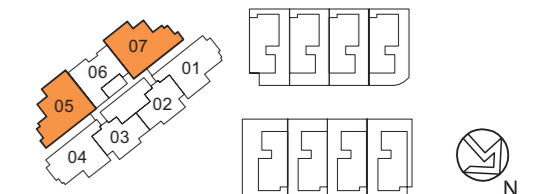
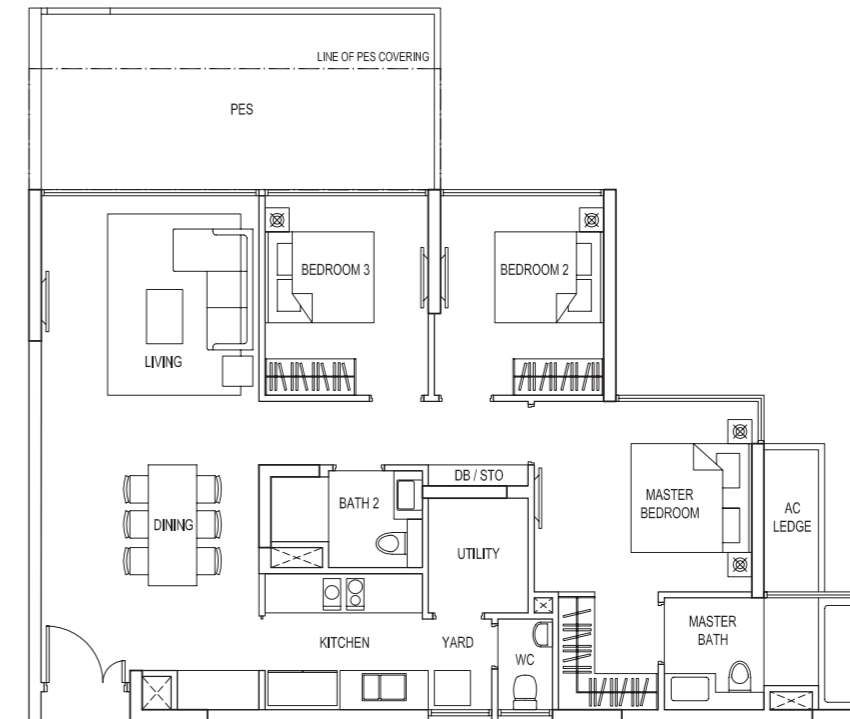


## TYPE:C2(P)

Area: 121 sqm / 1302 sqft

Unit: #01-07

Mirror Image: #01-05

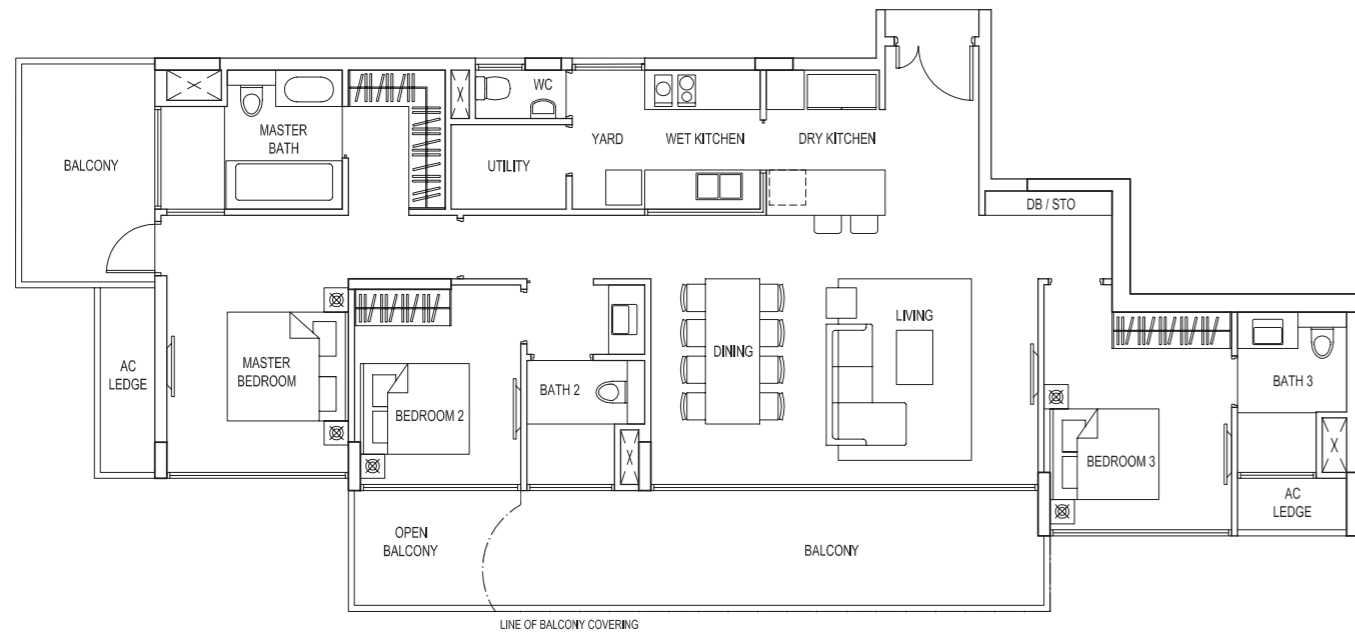


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# 3-BEDROOM PH

## TYPE:3PH

Area: 156 sqm / 1679 sqft  
 Unit: #11-02  
 Mirror Image Unit: #11-01

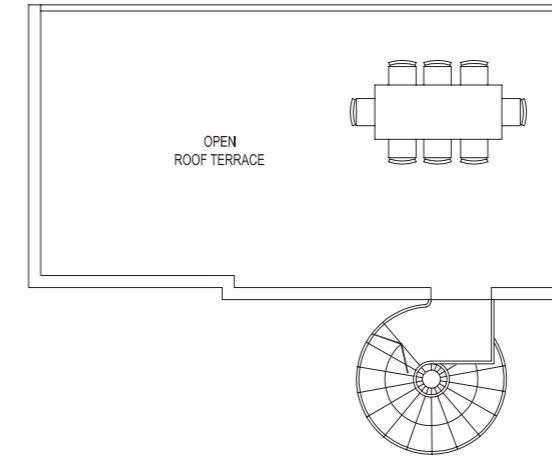


# 3-BEDROOM PH(R)

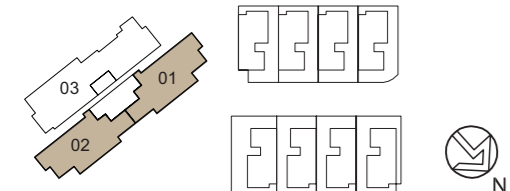
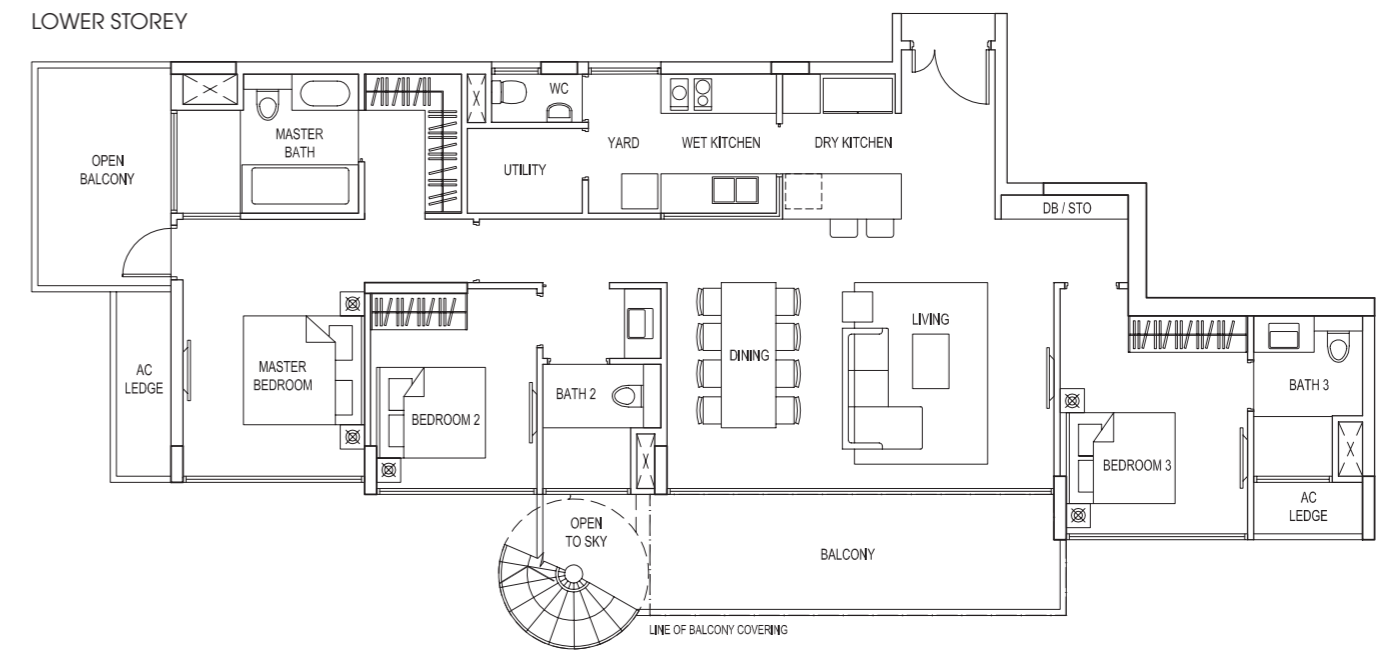
## TYPE:3PH(R)

Area: 199 sqm / 2142 sqft  
 Unit: #12-02  
 Mirror Image Unit: #12-01

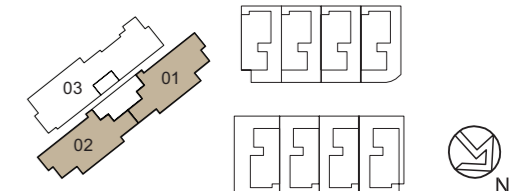
UPPER STOREY



LOWER STOREY



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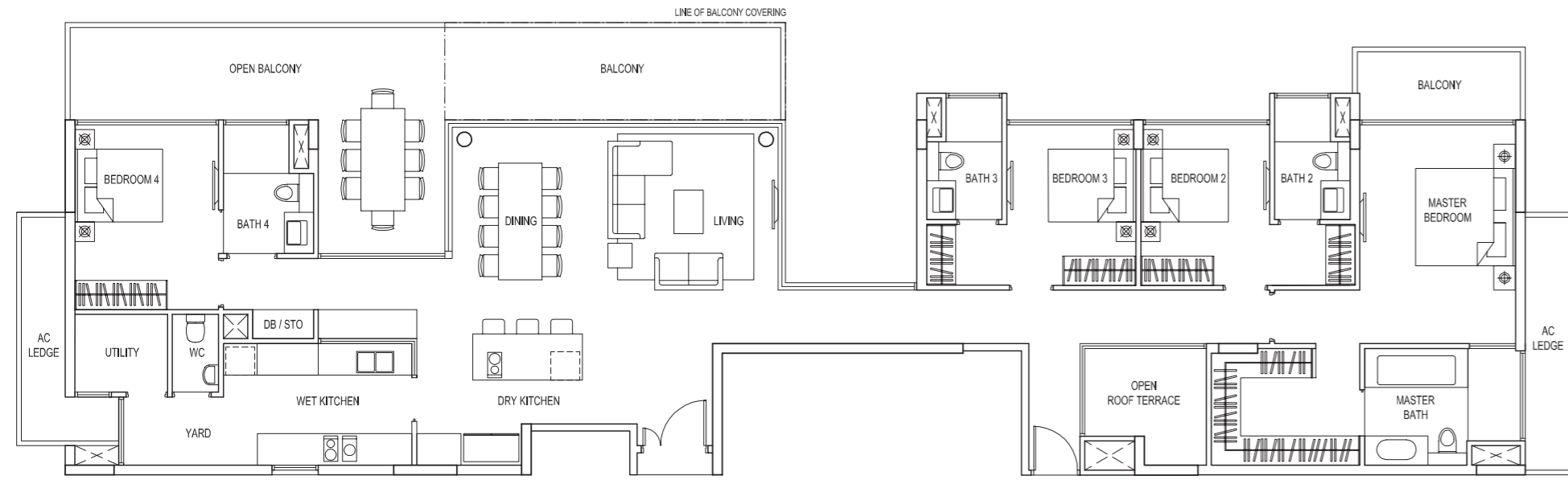


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# 4-BEDROOM PH

## TYPE:4PH

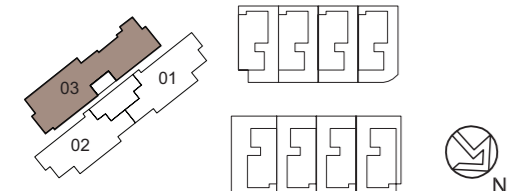
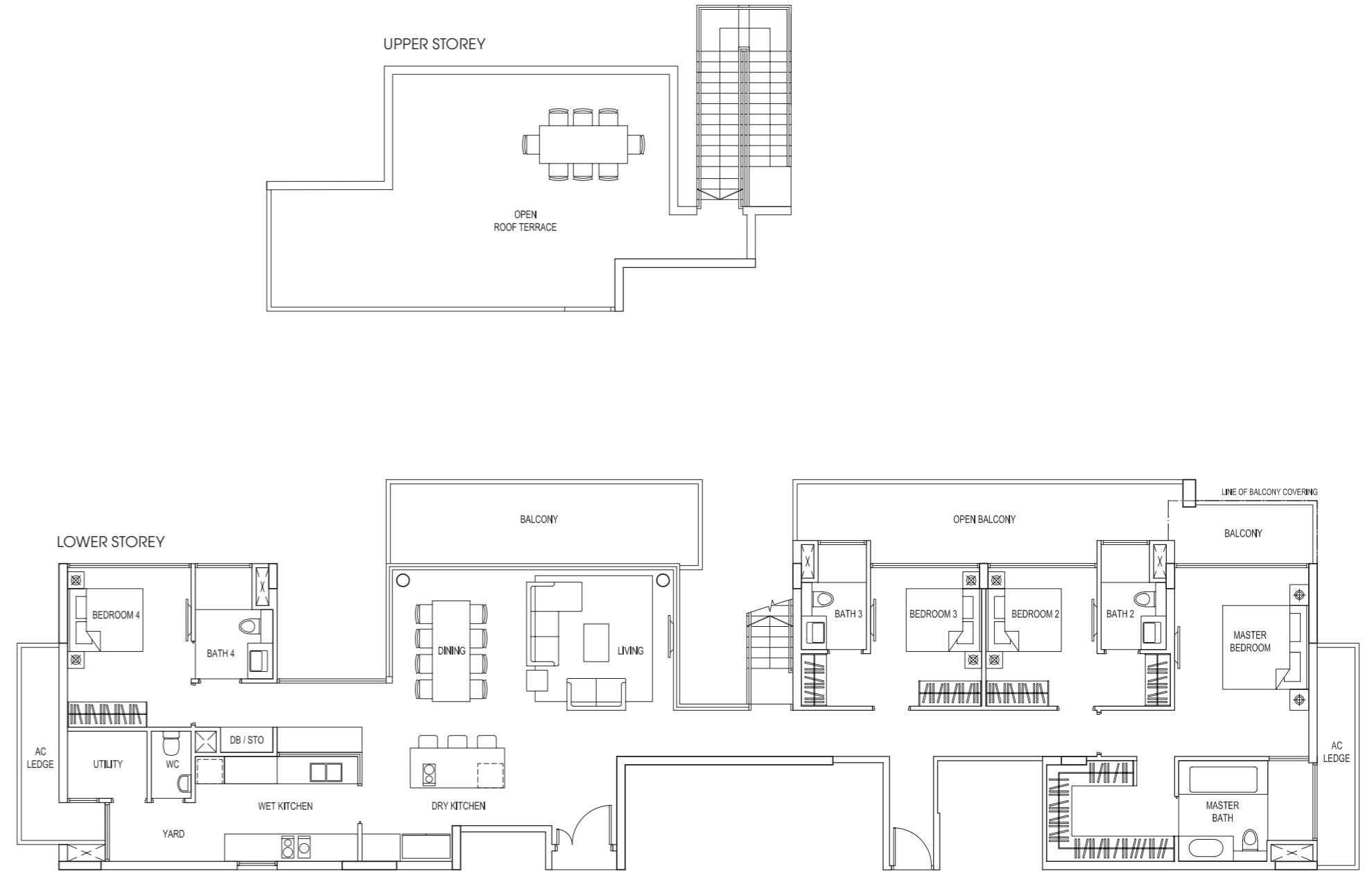
Area: 231 sqm / 2486 sqft  
Unit: #11-03



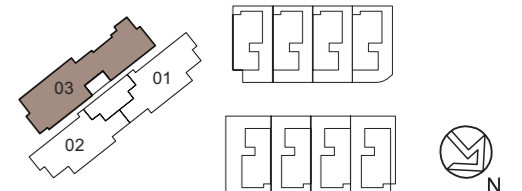
# 4-BEDROOM PH(R)

## TYPE:4PH(R)

Area: 289 sqm / 3111 sqft  
Unit: #12-03



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# STRATA BUNGALOWS

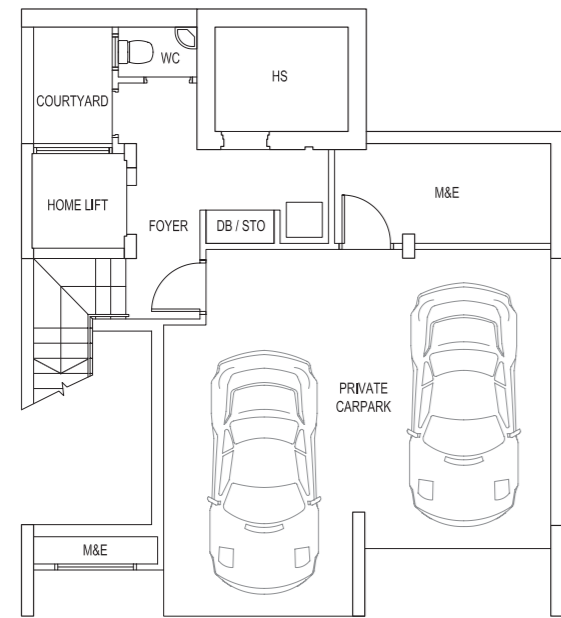
## TYPE:D1

Area: 486 sqm / 5231 sqft

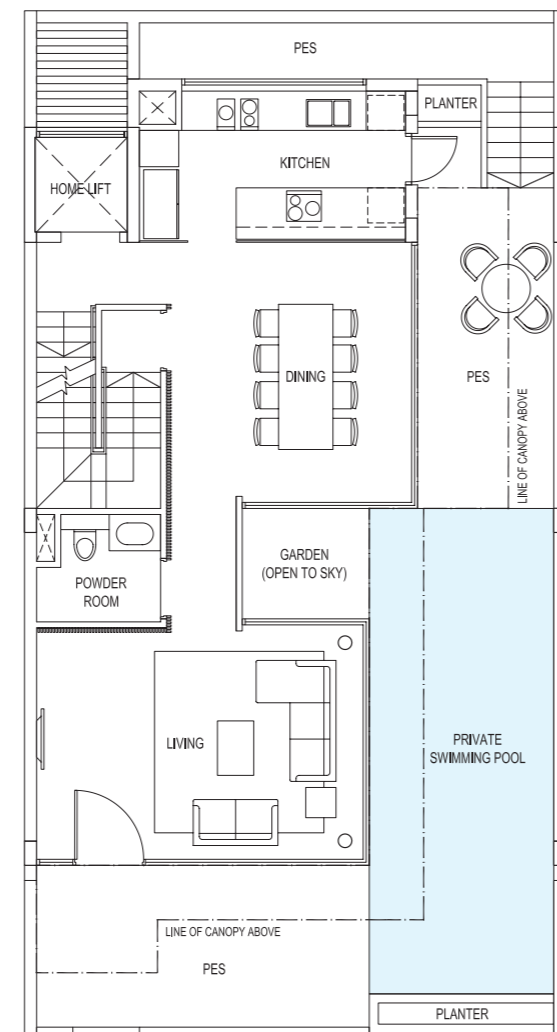
House No. 28, 30

Mirror image house no. 20, 22

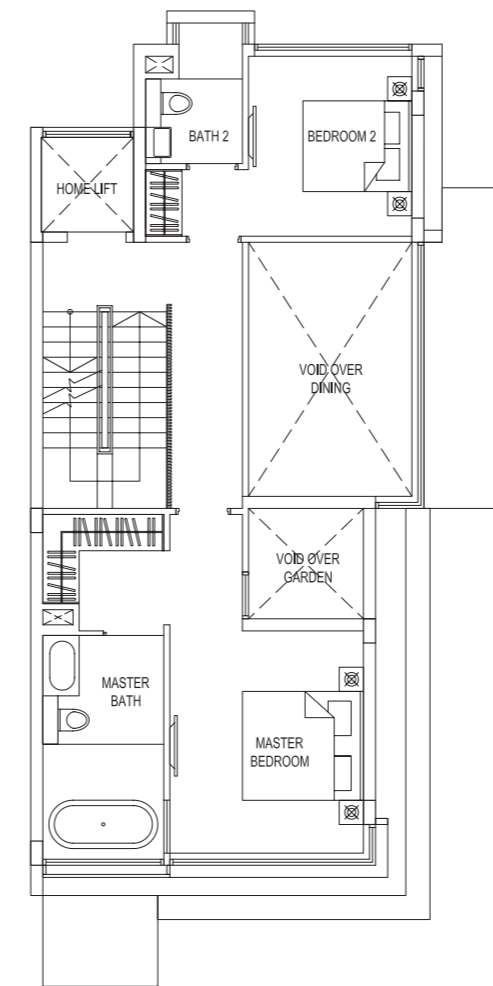
BASEMENT



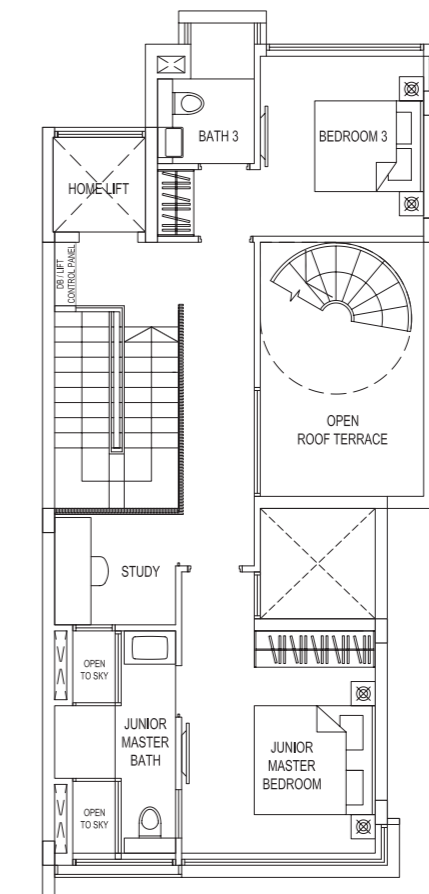
1ST STOREY



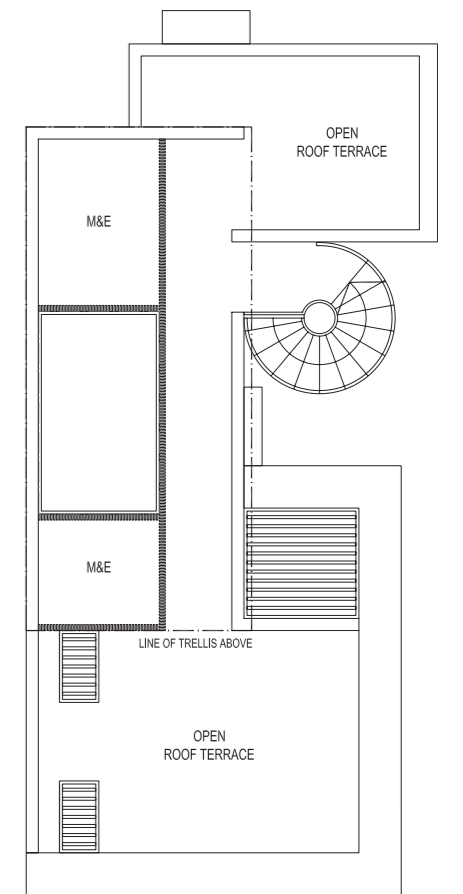
2ND STOREY



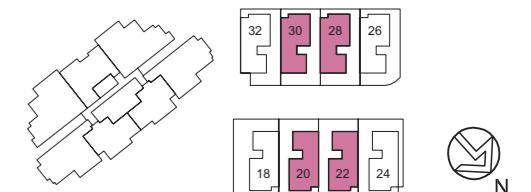
3RD STOREY



ROOF TERRACE



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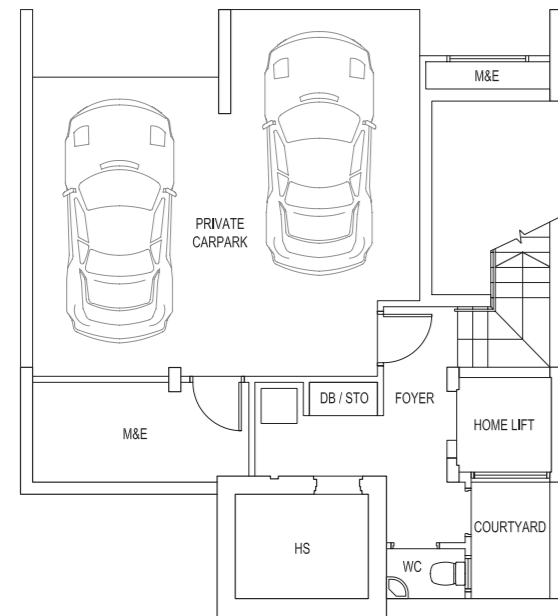
# STRATA BUNGALOWS

## TYPE:D2

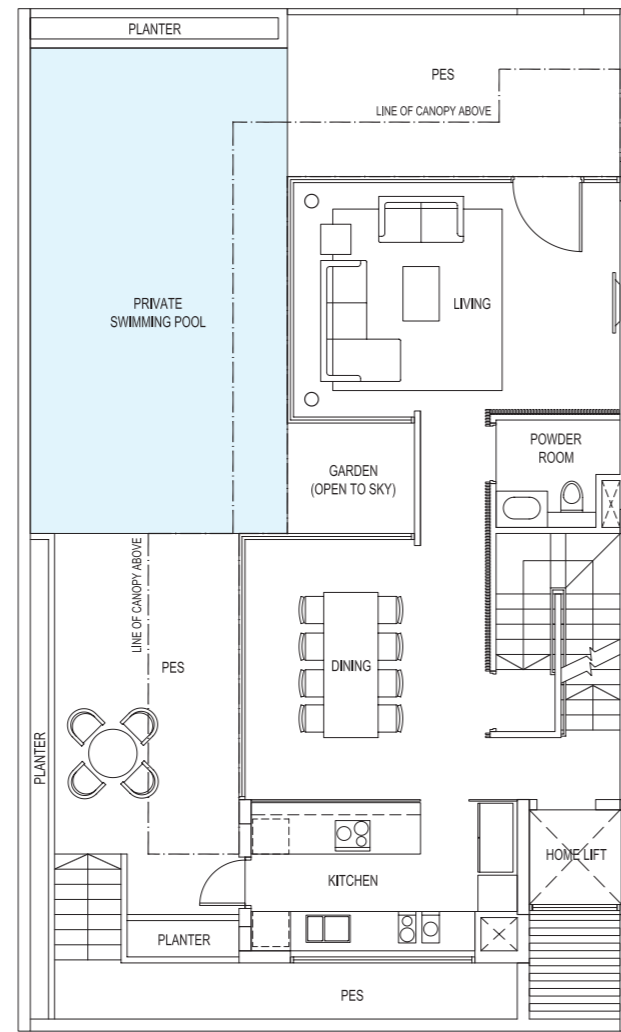
Area: 509 sqm / 5479 sqft

House No. 18

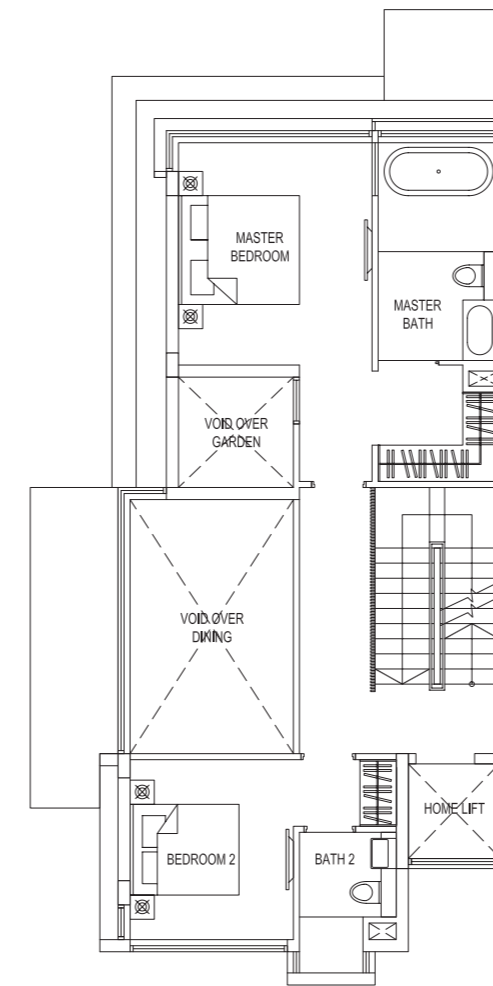
BASEMENT



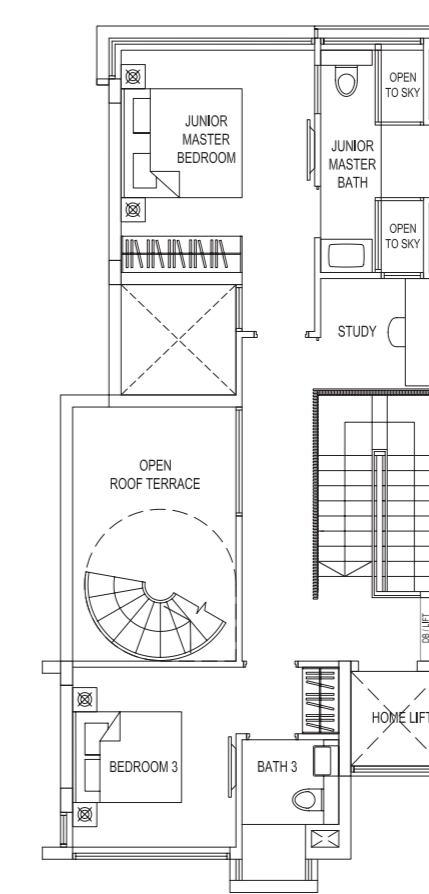
1ST STOREY



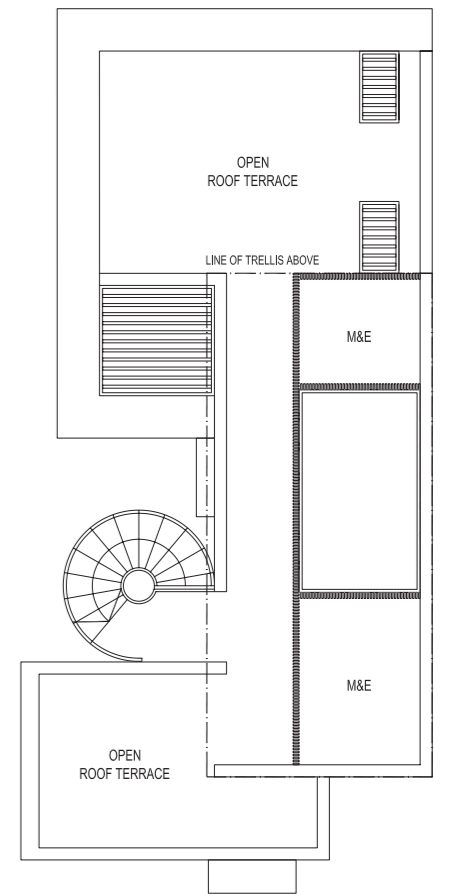
2ND STOREY



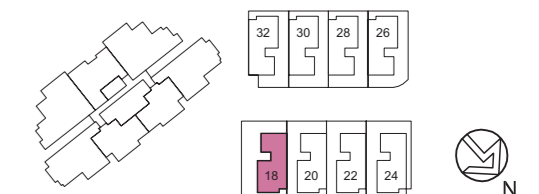
3RD STOREY



ROOF TERRACE



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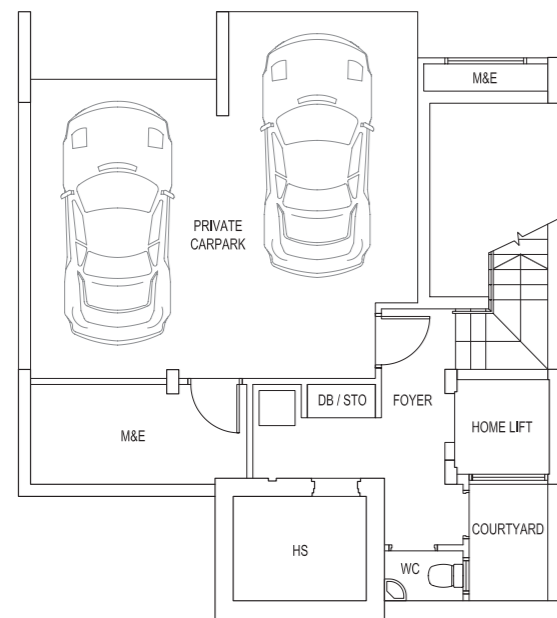
# STRATA BUNGALOWS

## TYPE:D3

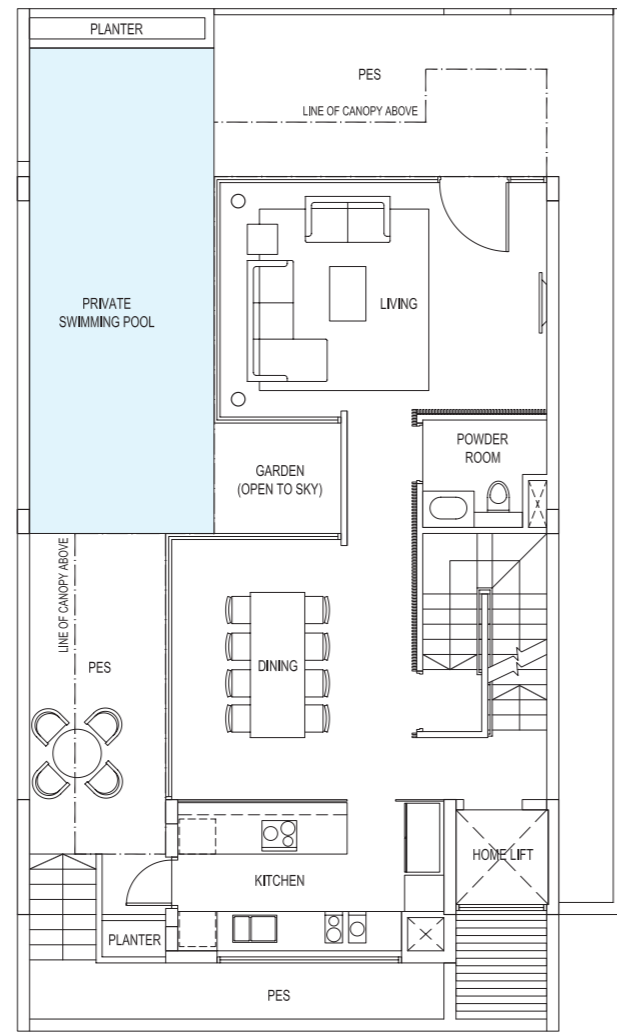
Area: 502 sqm / 5404 sqft

House No. 24

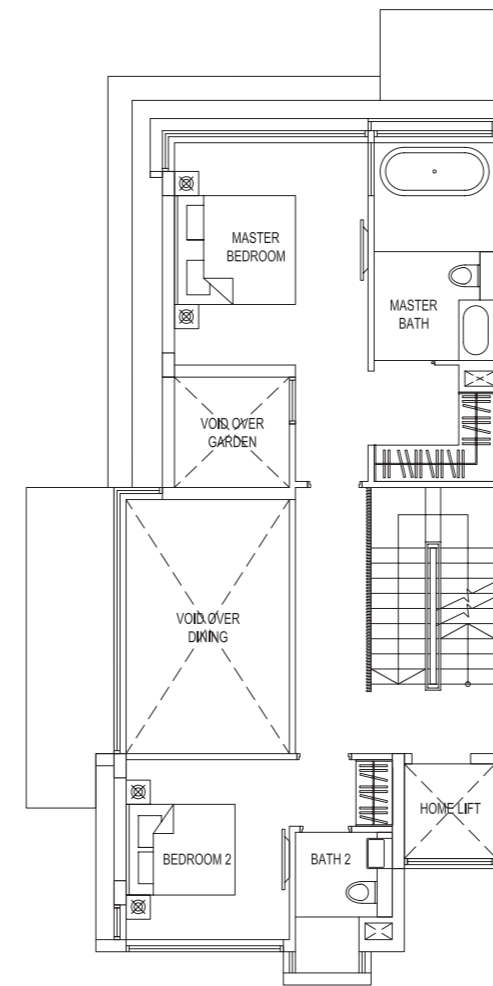
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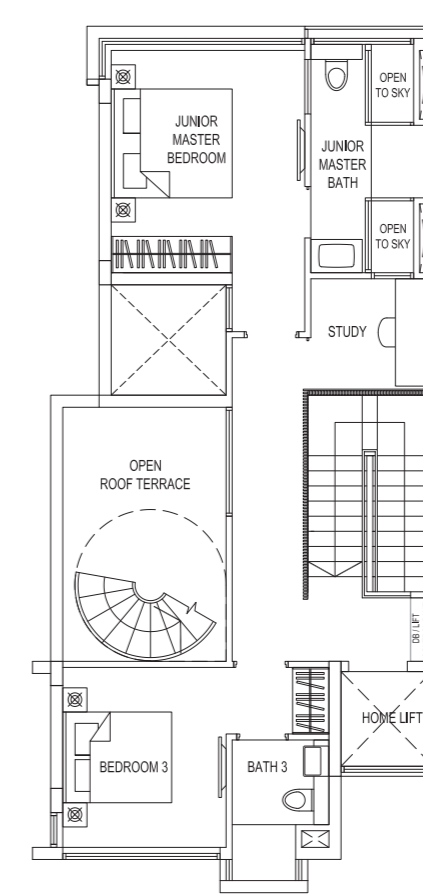
1ST STOREY



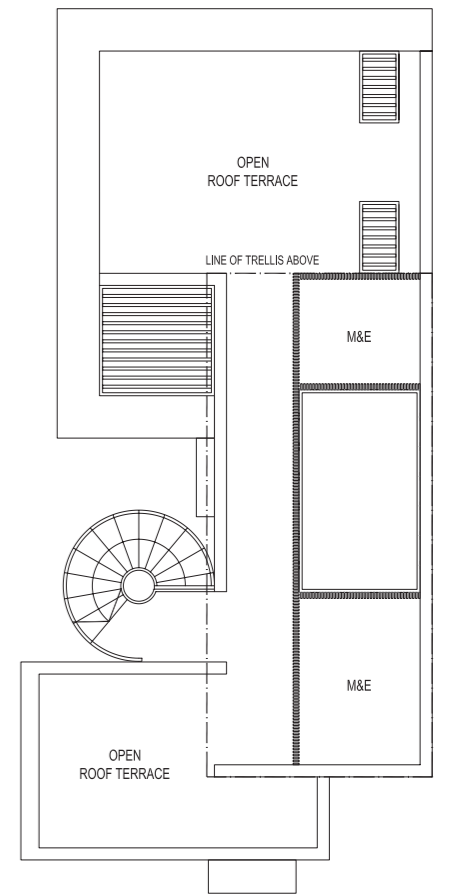
2ND STOREY



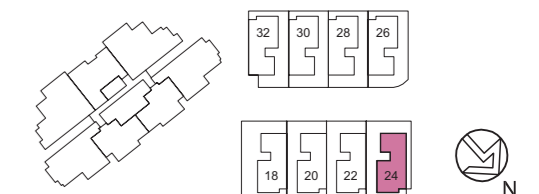
3RD STOREY



ROOF TERRACE



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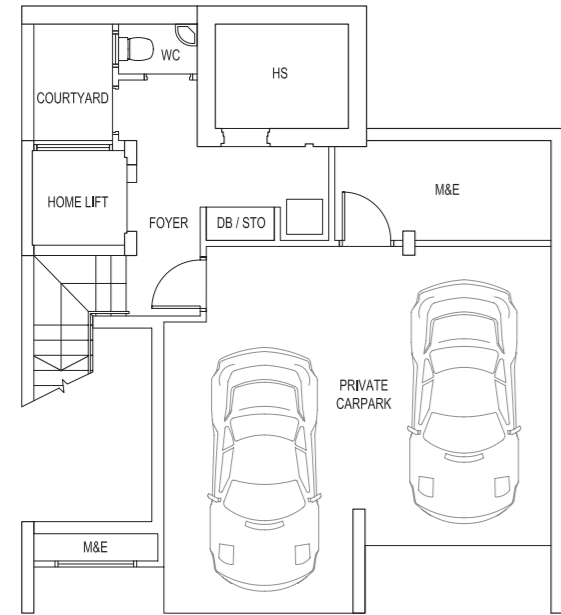
# STRATA BUNGALOWS

## TYPE:D4

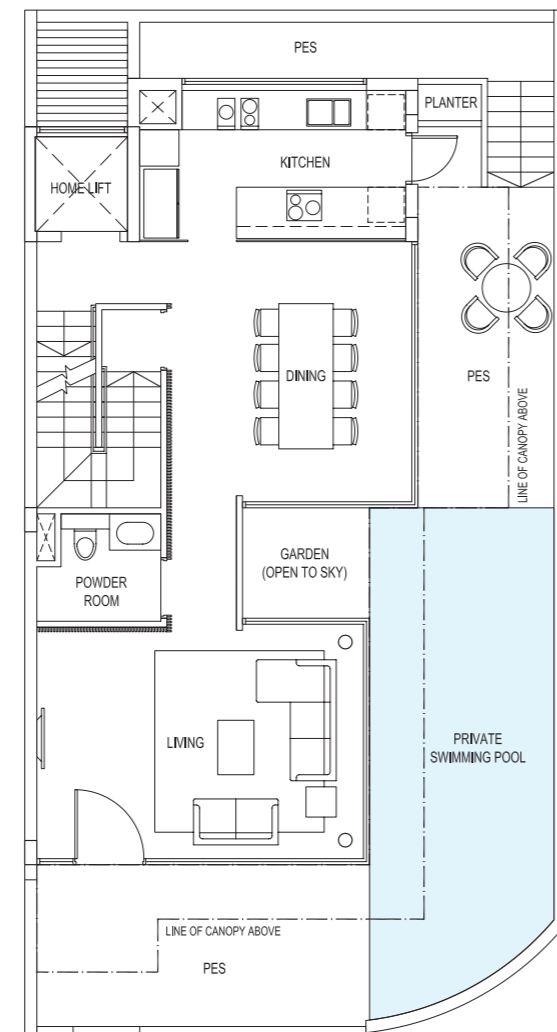
Area: 487 sqm / 5242 sqft

House No. 26

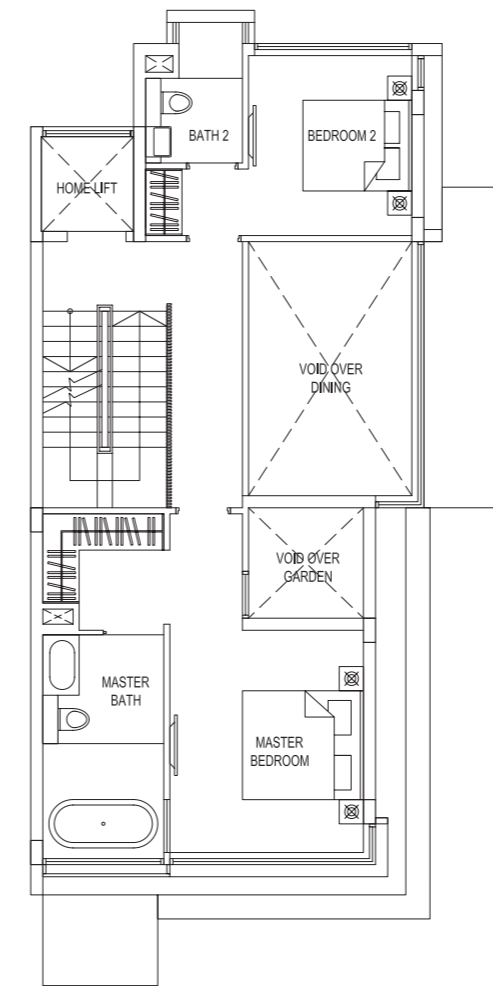
BASEMENT



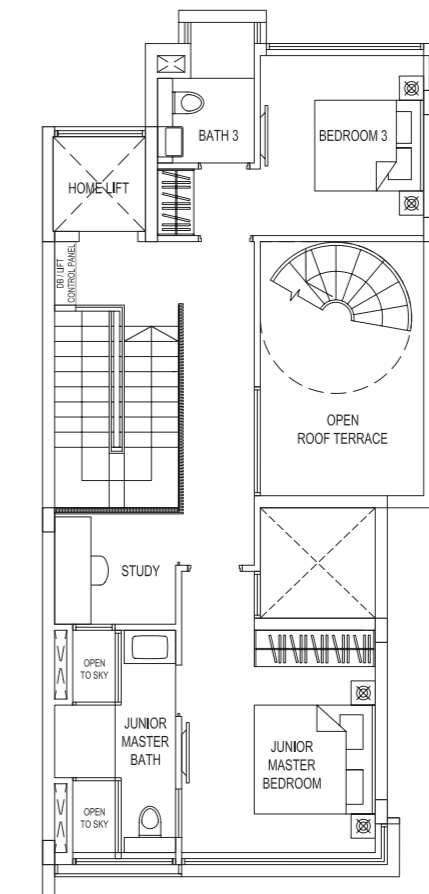
1ST STOREY



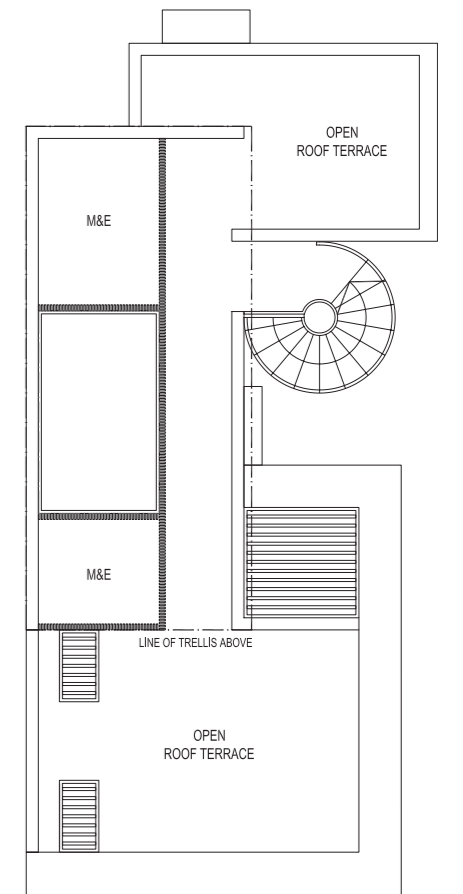
2ND STOREY



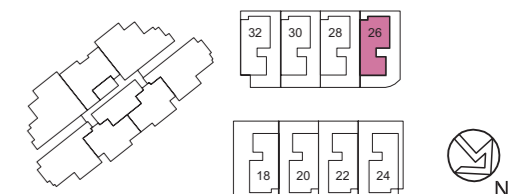
3RD STOREY



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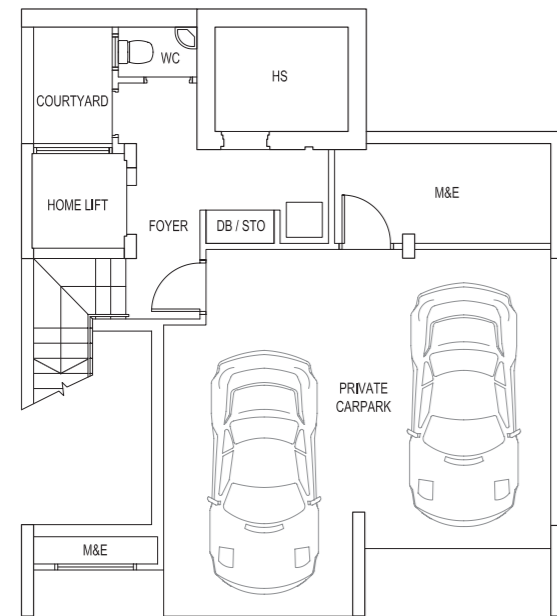
# STRATA BUNGALOWS

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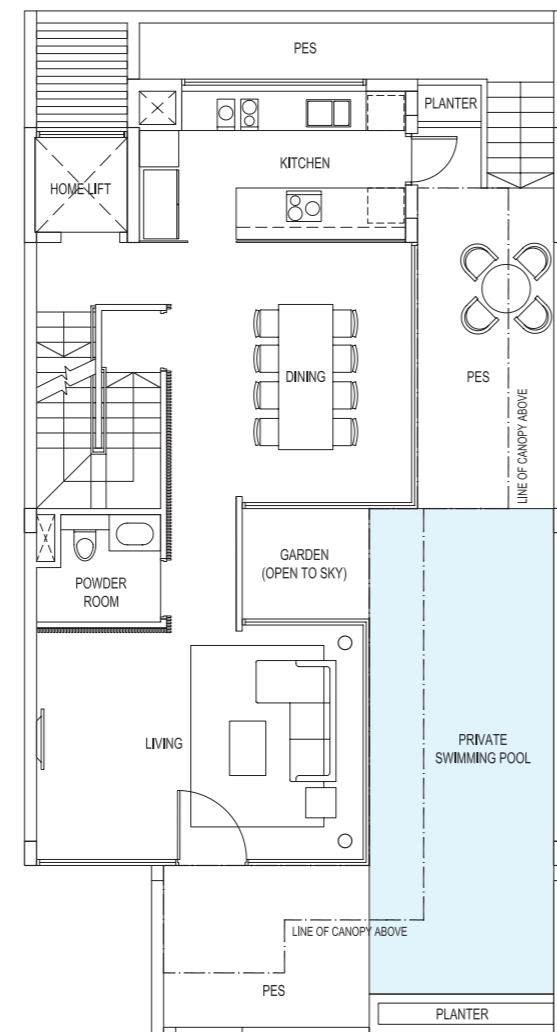
Area: 480 sqm / 5167 sqft

House No. 32

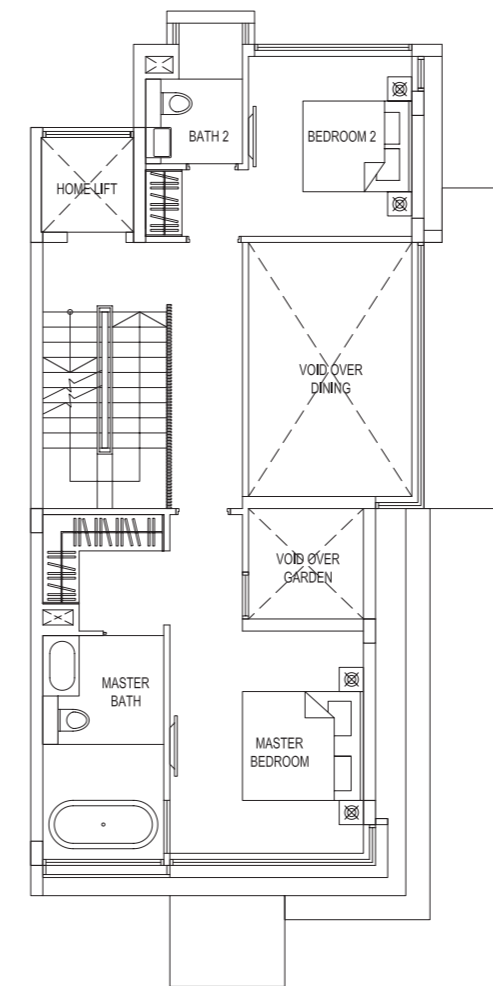
BASEMENT



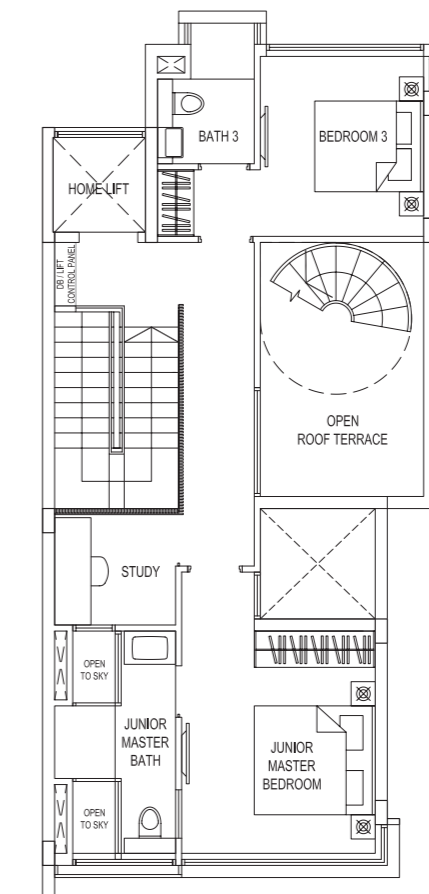
1ST STOREY



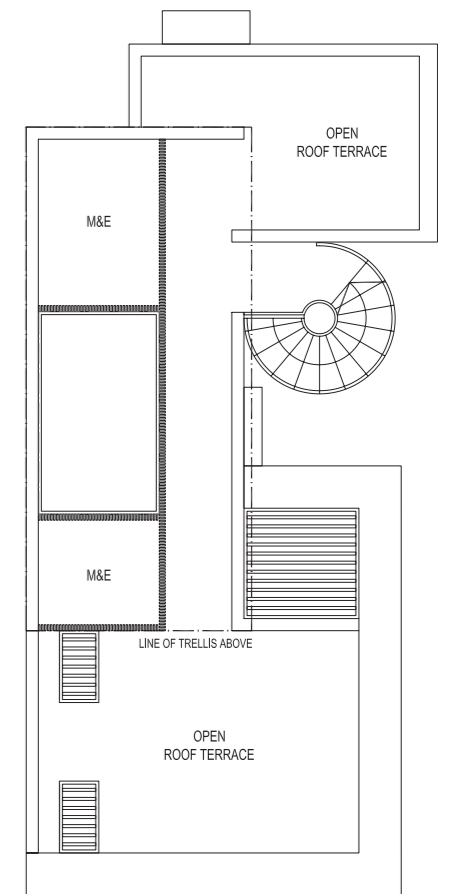
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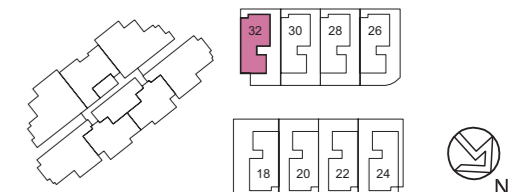
3RD STOREY



ROOF TERRACE



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# BUILDING HOMES OF DISTINCTION

Over the last 60 years since its incorporation in the 1950s, Tong Eng Brothers and its group of companies take pride in developing distinctive buildings that are a harmonious blend of form and functionality.

Through the 1960s till today, the group has owned and developed more than a hundred acres of land, encompassing office, retail, landed housing and apartment projects.

The Tong Eng Group continues to blend creative planning and understated elegance while adopting new concepts and technology in developing buildings with enduring value. With each project, careful attention is paid to every detail, from redefining spaces to ensure the optimum layout, as well as providing only the most impeccable finishing and quality.



**Three Balmoral**  
Balmoral Road (Apartment)



**Belgravia Villas**  
Belgravia Drive (Strata Housing)



**Tropika East**  
Foo Kim Lin Road (Condominium)



**Poets Villas**  
Tagore Ave (Strata Housing)



**Hertford Collection**  
Hertford Road (Apartment)



**Balcon East**  
Upper East Coast Road (Apartment)

JOINTLY DEVELOPED BY



CLARUS  
CORPORATION PTE LTD

